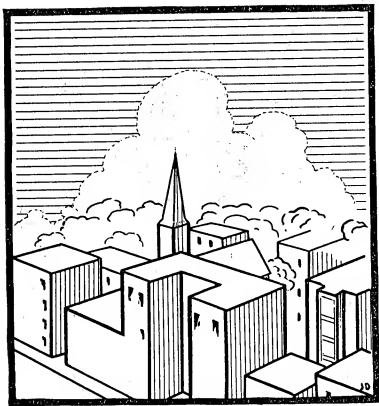




CANADA

# HAMILTON



## HOUSING ATLAS

Published by Authority of the Hon. James A. MacKinnon, M.P.  
Minister of Trade and Commerce  
Ottawa  
1946

# TABLE OF CONTENTS

	Page
Introductory .....	1
Comments on Hamilton Housing, 1941 .....	1 - 3
Statistical Tables .....	4 - 5
Comments on Housing Maps .....	7 - 8
Housing Maps .....	9 - 18

PREFATORY NOTE

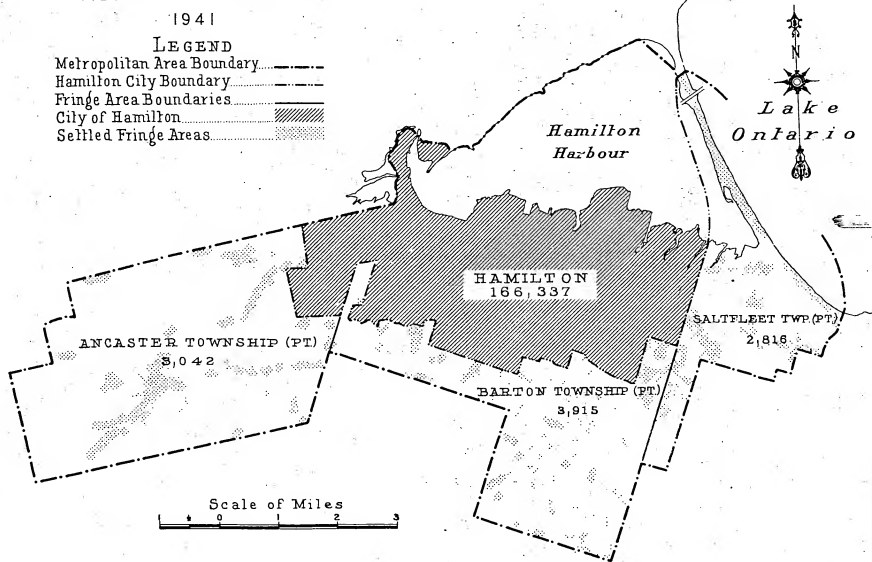
The Dominion Bureau of Statistics has based this statistical atlas upon 1941 housing census data. It is not an official publication for general distribution but has been designed rather to summarize available census data for the local study of housing in the Hamilton area.

*Herbert Marshall*

HERBERT MARSHALL,  
DOMINION STATISTICIAN.

**HAMILTON**  
METROPOLITAN AREA  
1941

**LEGEND**  
Metropolitan Area Boundary.....  
Hamilton City Boundary.....  
Fringe Area Boundaries.....  
City of Hamilton.....  
Settled Fringe Areas.....



## HOUSING IN HAMILTON, 1941

### Introductory:

In addition to the brief commentary on Hamilton housing which follows, this brochure contains a statistical summary of 1941 housing data for Greater Hamilton and a graphic record of housing within the city limits. These maps provide a basis for visualizing the housing conditions of the wage-earner group of households, i.e., those in which the household head is a wage-earner.

Because of changes which have taken place in Hamilton since June 1941, housing census records do not give a completely accurate record of the present situation. They are sufficiently up-to-date, however, to give useful background material for more intensive surveys of the housing problem. They also provide a basis of comparison with conditions in other cities; independent surveys seldom do this because of different methods used and difference in the kinds of data collected.

### Comments on Hamilton Housing, 1941

Statistical tables on pages 4 to 6 provide a summary of data collected during the 1941 housing census of every tenth occupied dwelling in the Hamilton metropolitan area. Besides the city of Hamilton proper, this area included the townships of Ancaster, Barton and Saltfleet. Apart from exceptions noted, the material in these tables covers all types of households whereas the maps in the second section relate only to wage-earner households in the city. Households with wage-earner heads comprised 71.3 p.c. of all households in the metropolitan fringe, and 71.4 p.c. of those in the city proper.

The metropolitan fringe around Hamilton, as defined for census purposes, contains only 1,890 households as compared to the 39,889 total for the city. It does not include the town of Dundas.

### Description of Dwellings:

Compared with other eastern metropolitan centres, Hamilton has a large percentage of single houses, 92.9 p.c. of fringe dwellings, and 73.8 p.c. of city dwellings being of this type. Apartments and flats were next, followed by semi-detached houses. Only 10.3 p.c. of the dwellings in the city proper were in buildings with 4 or more dwellings, emphasizing again the relatively high percentage of single houses in Hamilton. Brick was the predominant exterior building material in the city proper, accounting for 69.4 p.c. of the homes, while wood was used to surface 51.4 p.c. of homes in fringe areas. Stucco, stone, and other building materials made up the residue. Fewer fringe area homes required exterior repair than city homes, the two percentages being 13.5 and 17.8 respectively.

Homes in Hamilton were comparatively large, fringe area dwellings averaging 5.6 rooms and city dwellings 5.8 rooms. The prevailing number of rooms per dwelling in the former area was 5, and in the latter, 6. The percentage of houses with 8 or more rooms was 13.5 in the fringe area, and 11.8 in the city proper.

### Description of Households:

In the housing census the household is the complete group of persons occupying a dwelling unit. Not infrequently the household includes lodging families and may also include two or more separate housekeeping units in the dwelling. It is perhaps the most significant unit for measurements of crowding.

The average size of household in the fringe area was 3.7 persons, and in the city proper, 4.0 persons. These figures are considerably below the average for the 12 metropolitan centres. When compared with corresponding number of rooms per dwelling--5.6 rooms and 5.8 rooms for the two areas respectively--an over-all average of more than one room per person was obtained. However, such an average is deceptive, since many households were located in dwellings providing an inadequate number of rooms. Actually 10.7 p.c. of households in the city lived in dwellings providing less than one room per person.

The estimated number of households with lodgers and lodging families in Hamilton was 4,500 and 4,900 respectively. The number in the surrounding fringe was almost negligible. In 1941, there were less than 400 unoccupied dwellings of all kinds in the city of Hamilton.

#### Dwelling Equipment and Conveniences:

A consideration of dwelling equipment and conveniences is useful as a guide to existing housing conditions. It provides a rough basis for comparing the quality of city and fringe housing.

Plumbing facilities varied greatly between the fringe area and city proper, the percentages of homes with running water in the two areas being 42.1 and 99.7 respectively. This difference was naturally reflected in bathing and toilet facilities. Whereas only 36.8 p.c. of fringe area households had the use of either private or shared toilet facilities, the corresponding city area figure was 99.4. Similarly 40.0 p.c. of fringe area households had either a private shower, or access to one which was shared, while 93.6 p.c. of city dwellers had corresponding bathing facilities. The percentage of shared facilities was considerably higher in the city area than in the fringe area, with much of this difference undoubtedly due to the larger number of lodging households in the city area.

Stoves were the most common space heating medium in the fringe area, accounting for 54.4 p.c. of the dwellings. Hot air heated 34.6 p.c. of the total fringe area dwellings, and steam or hot water 11 p.c. Hot air was used to heat 53.6 p.c. of city area homes, while steam or hot water, and stoves heated the remainder in fairly equal proportions.

The use of gas or electricity for cooking, although confined to 65.9 p.c. of dwellings in fringe areas, covered 98.4 p.c. in the city proper. Electricity was used in 99.7 p.c. of city homes, but only in 93.3 p.c. of fringe area homes, 6.1 p.c. of these homes being lighted by kerosene or gasoline. Refrigeration facilities were lacking in 28.7 p.c. of fringe area homes and 10.8 p.c. of city homes.

A further indication of economic status is given by the percentage of dwellings with vacuum cleaner, automobile, radio, and telephone. Hamilton stands quite high in respect to the other 11 metropolitan centres, with 19.5 p.c. of fringe area dwellings having all these conveniences, and 2.7 p.c. having none; corresponding city area percentages were 21.4 and 3.1.

#### Owner-Occupied Homes: Value, Mortgage Outstanding, Taxes:

The average home value in the Hamilton fringe area was \$3,139, while in the city proper it was \$3,921. The percentages of homes valued at less than \$4,000 was 77.1 in the fringe area and 62.9 in the city proper. In the city 56.4 p.c. of the homes were encumbered with mortgages averaging \$1,882, while in the fringe area 54.5 p.c. of homes carried an average mortgage of \$1,865. Interest rates were comparatively low, being 5.8 p.c. in the city area and 5.6 p.c. in the fringe. Whereas average home values in the city of Hamilton were only 24.9 p.c. above fringe area values, yearly property taxes were almost triple those of the fringe--\$126 compared to \$45.

#### Rents:

In the city proper, rents averaged \$28 compared with \$22 in the fringe area. Rents showed a fairly scattered pattern, indicating rather wide quality differences in accommodation available to tenants. As the above averages would indicate, the percentage of those paying fairly high rents (\$35 or over) was higher in the city area than in the fringe area--19.3 p.c. and 8.4 p.c. respectively.

#### Earnings of Wage-Earner Families:

Earnings of wage-earner family heads were comparatively high in the Hamilton fringe area, the average earnings of household heads being \$1,434 with a corresponding city average of \$1,503. Despite the comparatively high average earnings figures, the earnings of 60.2 p.c. of fringe area wage-earner heads, and 58.1 p.c. of city proper heads fell below \$1,500. Although current figures are doubtless higher, this 1941 average may have considerable significance for housing plans involving post-war financial settlements.

### Tenant Rent-Earnings Relationships:

Regardless of whether homes are to be built for renting or for sale, relationships between rent and earnings are an important consideration. One-fifth of income is a reasonable maximum proportion which can be devoted to shelter costs for families with incomes under \$2,000 without skimping on food or other living requirements. Any considerable proportion of households paying more than this fraction provides evidence of financial strain and may be an indication of malnutrition or crowding.

To get a clear-cut picture of relationships between earnings and rents from 1941 census records, it is necessary to limit considerations to single family wage-earner households. Wage-earner single family tenant households in the Hamilton metropolitan area numbered approximately 16,700 out of a total of about 23,000 tenant households of all kinds. The overall total included at least 2,900 tenant households composed of two or more families, a group in which rent-earnings relationships are typically less satisfactory than for the single family type.

In the Hamilton metropolitan area, one-third of wage-earner single families received \$1,200 or less in 1941, while another third received from \$1,200 to \$1,800. Family rent averages in the lower- and middle-thirds of the wage-earner group amounted to \$14.43 and \$24.70 respectively. These figures are of special significance in considering the distribution of rents in the lower- and middle-third earnings groups.

#### Proportions of Single Family Wage-Earner Households in the Lower- and Middle-Third Family Earnings Groups Paying Specified Rents, Hamilton, 1941.

Monthly Rent \$	Lower-Third Wage-Earner Single Families	Middle-Third Wage-Earner Single Families
	(Percentage of Families)	
- 20 .....	48.1	26.6
20 - 34 .....	44.3	63.4
35 + .....	7.6	10.0
Estimated Number of Single Family Households .....	5,600	5,600

Families with average income of \$866 cannot afford monthly shelter costs averaging more than \$14.43 if one-fifth of income be accepted as the upper limit which may reasonably be devoted to shelter. Likewise families with an average income of \$1,482 can afford monthly shelter charges averaging not more than \$24.70.

It is estimated that only about 17 p.c. of tenants in the lower-third of the Hamilton earnings range, i.e., \$1,200 or less, were paying rents they could afford. That is, the other 83 p.c. of that group were paying over 20 p.c. of their income on rent. Conditions in the middle earnings group (\$1,200-\$1,800) were much better, but even here, over 50 p.c. were paying more than 20 p.c. of their earnings for shelter.

Family income tends to average slightly higher than actual earnings but the difference is characteristically small. Allowing for this and also for a possible understatement of earnings to census enumerators, it is still clear that many tenant households in Hamilton were paying higher rents than a normal distribution of income would indicate.

C. - City Proper.  
F. - Metropolitan Fringe.  
M.A. - Metropolitan Area.

## HOUSING DATA - GREATER HAMILTON, 1941

MONTHLY RENTALS				VALUE OF OWNER-OCCUPIED HOMES				ANNUAL MORTGAGE *PAYMENTS ON OWNER-OCCUPIED HOMES			
Amount \$	Percentage of Homes C. F. M.A.			Value \$	Percentage of Homes C. F. M.A.			Amount \$	Percentage of Homes C. F. M.A.		
0 .....	.9	10.4	1.1	1 - 999 .....	.8	12.3	1.6	1 - 499 .....	93.8	92.5	93.7
1 - 9 .....	1.1	4.2	1.2	1000 - 1999 .....	11.9	25.4	12.8	500 - 999 .....	4.9	7.5	5.1
10 - 14 .....	6.0	18.7	6.2	2000 - 2999 .....	26.2	16.4	25.4	1000 - 1499 .....	.9	-	.5
15 - 19 .....	17.9	16.7	17.9	3000 - 3999 .....	23.9	23.0	23.9	1500 - 1999 .....	-	-	-
20 - 24 .....	19.6	18.7	19.6	4000 - 4999 .....	17.4	9.0	16.8	2000 + .....	.4	-	.4
25 - 29 .....	20.0	14.6	19.9	5000 - 5999 .....	8.0	5.7	7.9	Average Payments*... \$204. \$198. \$203.			
30 - 34 .....	15.2	8.3	15.0	6000 - 6999 .....	4.7	3.3	4.6	*Includes both interest and principal.			
35 - 39 .....	8.8	4.2	8.7	7000 - 7999 .....	2.1	1.6	2.0	<u>MORTGAGE INTEREST RATES</u> ON <u>OWNER-OCCUPIED HOMES</u> (on Mortgages Outstanding)			
40 - 49 .....	7.2	2.1	7.1	8000 - 10999 .....	3.7	2.5	3.7	Rate	Percentage of Homes C. F. M.A.		
50 - 59 .....	2.4	2.1	2.4	11000 - 15999 .....	.8	-	.8	4 per cent .....	.9	3.9	1.1
60 + .....	.9	-	.9	16000 + .....	.5	.8	.5	5 " " .....	41.7	50.1	42.2
Total Rented Dwellings .....	22,319	675	22,934	Total Owned Dwellings .....	17,570	1,215	18,785	6 " " .....	35.0	28.9	34.6
Average Monthly Rent .....	\$ 28.	\$ 22.	\$ 28.	Average Value .....	\$2,921	\$3,139	\$3,368	7 " " .....	21.8	17.3	21.5
<u>PERCENTAGE OF ALL TENANT HOMES FOR WHICH RENT INCLUDES SPECIFIED SERVICES</u>				<u>MORTGAGE OUTSTANDING ON OWNER-OCCUPIED HOMES</u>				8 " " .....	.6	-	.6
Service	Percentage of Homes C. F. M.A.			Amount \$	Percentage of Homes C. F. M.A.			9 " " .....	-	-	-
Use of Furniture .....	1.0	2.4	1.1	1 - 999 .....	18.9	22.2	19.0	10 + .....	-	-	-
Heat .....	24.2	11.9	23.9	1000 - 1999 .....	36.8	31.5	36.5	Average Rate -			
Garage .....	22.1	57.1	22.8	2000 - 2999 .....	26.1	22.2	25.8	Per Cent .....	5.9	5.6	5.9
<u>TENURE</u>				3000 - 3999 .....	11.7	22.2	12.4	<u>ANNUAL TAX PAYMENTS ON OWNER-OCCUPIED DWELLINGS</u>			
	Percentage of Homes C. F. M.A.			4000 - 4999 .....	4.1	1.9	4.0	Amount \$	Percentage of Homes C. F. M.A.		
Owner-Occupants...	44.0	64.3	45.0	5000 - 5999 .....	1.4	-	1.3	1 - 199 .....	89.6	100.0	90.1
Tenant-Occupants...	56.0	35.7	55.0	6000 - 6999 .....	.2	-	.2	200 - 399 .....	8.9	-	9.5
				7000 - 7999 .....	.2	-	.2	400 - 599 .....	.9	-	.8
				8000 - 8999 .....	.2	-	.2	600 - 799 .....	.3	-	.3
				9000 + .....	.5	-	.4	800 - 999 .....	.1	-	.1
Total Number of Occupied Dwellings .....	39,889	1,890	41,779	Estimated Number of Owner-Occupied Homes Mortgaged...	9,900	700	10,500	1000 - 1199 .....	-	-	-
				Average Amount .....	\$1,882	\$1,855	\$1,891	1200 + .....	.2	-	.2
				Percentage of Owner-Occupied Homes Mortgaged ...	56.4	54.5	56.3	Average Payments .. \$126. \$45. \$122.			



## HOUSING DATA - ORRATER HAMILTON, 1941

C. - City Proper.  
F. - Metropolitan Fringe.  
M.A. - Metropolitan Area.

## ROOMS PER DWELLING - ALL DWELLINGS

No. of Rooms	Percentage of Dwellings		
	C.	F.	M.A.
1	.8	.5	.6
2	1.8	2.7	1.8
3	6.8	8.6	6.8
4	10.3	14.2	10.6
5	20.1	25.0	20.4
6	34.5	23.8	34.1
7	14.1	9.7	13.9
8	5.5	8.1	5.6
9	3.2	2.2	3.2
10	1.7	.8	1.6
11 +	1.4	2.7	1.4

Number of Dwellings	39,889	1,890	41,779
Average Number of Rooms	5.8	5.6	5.8

PROPORTION OF DWELLINGS IN BUILDINGS WITH SPECIFIED  
NUMBERS OF DWELLING UNITS

Dwelling Units per Building	Percentage of Households		
	C.	F.	M.A.
1	75.1	95.2	76.0
2	11.5	2.7	11.1
3	3.1	.5	3.0
4 - 10	6.4	1.6	6.2
11 - 15	1.8	-	1.7
16 +	2.1	-	2.0

Number of Dwellings	39,889	1,890	41,779
---------------------	--------	-------	--------

## HEATING SYSTEM - ALL DWELLINGS

Kind	Percentage of Dwellings		
	C.	F.	M.A.
Steam or Hot Water	23.9	11.0	23.3
Hot Air	33.6	34.6	32.7
Stove	22.5	54.4	24.0

Number of Dwellings	39,889	1,890	41,779
---------------------	--------	-------	--------

## PERSONS PER HOUSEHOLD - ALL HOUSEHOLDS

No. of Persons	Percentage of Households		
	C.	F.	M.A.
1	4.2	2.7	4.2
2	20.0	20.5	20.0
3	21.4	30.4	21.8
4	20.8	23.8	20.9
5	14.4	8.6	14.1
6	8.8	7.0	8.7
7	4.6	4.6	4.6
8	2.2	2.2	2.2
9	1.5	.5	1.5
10	.9	.5	.9
11	.4	-	.3
12 +	.8	-	.8

Number of Households	39,889	1,890	41,779
Average Number of Persons	4.0	3.7	4.0

## YEARS IN PRESENT DWELLING - ALL HOUSEHOLDS

Years	Percentage of Households		
	C.	F.	M.A.
Under 1 Year	6.2	10.3	6.4
1	16.1	18.0	16.1
2	10.4	10.3	10.4
3	7.7	12.6	8.0
4	6.5	7.6	6.5
5	5.3	4.3	5.3
6 - 10	15.8	11.4	15.5
11 - 15	9.1	6.5	9.0
16 - 20	9.0	8.2	9.0
21 - 30	10.5	6.5	10.3
31 +	3.4	4.3	3.5

Number of Households	39,889	1,890	41,779
Average Number of Years	9.0	7.7	9.0

## COOKING FUEL - ALL DWELLINGS

Kind	Percentage of Dwellings		
	C.	F.	M.A.
Gas or Electricity	98.4	65.9	96.9
Wood	1.1	1.0	1.7
Coal	.4	10.3	.9
Coal Oil or Other	.1	10.8	.5

Number of Dwellings	39,889	1,890	41,779
---------------------	--------	-------	--------

## SUMMARY OF CONDITIONS AND CONVENIENCES

## Dwellings

	Percentage of Dwellings		
	C.	F.	M.A.
1. Needing external repair	17.3	13.5	17.6
2. With electric lighting	99.7	93.3	99.5
3. With running water	99.7	42.1	97.2
4. With mechanical refrigeration	49.5	42.1	49.2
5. With ice refrigeration	39.3	28.1	38.9
6. With gas or electric cooking	98.4	65.9	96.9
7. With private flush toilet	92.6	35.7	90.2
8. With shared flush toilet	6.8	1.1	6.6
9. With private bathtub or shower	87.0	37.7	85.2
10. With shared bathtub or shower	6.6	2.3	6.4
11. With telephone	47.6	42.2	47.4
12. With electric vacuum cleaner	49.9	33.0	49.2
13. With automobile	43.1	71.4	44.4
14. With radio	94.6	91.4	94.4
15. With 11, 12, 13 and 14 above	21.4	19.5	21.3

C. - City Proper.  
 F. - Metropolitan Fringe.  
 N.A. - Metropolitan Area.

## HOUSING DATA - GREATER HAMILTON, 1941

OCCUPATIONAL STATUS OF HOUSEHOLD HEADS			
Status	Percentage of Households		
	C.	F.	N.A.
Wage-Earner .....	71.4	71.3	71.3
Own Account .....	8.6	11.0	8.7
Employer .....	1.8	4.4	2.0
Retired .....	6.3	6.1	6.3
No Pay .....	-	-	-
Other Income .....	1.1	.6	1.1
Homemaker .....	10.8	6.6	10.6
Total Number of Households .....	39,889	1,890	41,779

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGERS			
Lodgers	Percentage of Households		
	C.	F.	N.A.
1 .....	60.3	88.9	60.9
2 .....	17.7	11.1	17.5
3 + .....	22.0	-	21.6
Estimated Number of Households with Lodgers .....	4,500	100	4,600

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGING FAMILIES			
Lodging Families	Percentage of Households		
	C.	F.	N.A.
1 .....	92.3	100.0	92.5
2 .....	5.8	-	5.7
3+ .....	1.9	-	1.8
Estimated Number of Households with Lodging Families .....	4,900	100	5,000

EARNINGS PER PERSON IN RELATION TO CROWDING FOR SINGLE WAGE-EARNER FAMILIES (City Proper)			
Earnings per Person \$	Average Number of Rooms per Person		
0 - 99 .....	1.1		
100 - 199 .....	1.0		
200 - 299 .....	1.1		
300 - 399 .....	1.2		
400 - 499 .....	1.4		
500 - 599 .....	1.5		
600 - 699 .....	1.8		
700 - 799 .....	1.7		
800 - 899 .....	1.8		
900 - 999 .....	1.9		
1000 + .....	2.1		

\* Family Earnings divided by total persons in family.

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS (Metropolitan Area)				
Amount \$	Percentage of Families			
	C.	F.	N.A.	
0 - 499 .....	6.6	10.2	6.7	
500 - 999 .....	13.4	14.1	13.4	
1000 - 1499 .....	38.1	35.9	38.0	
1500 - 1999 .....	24.8	26.5	24.9	
2000 - 2499 .....	9.2	7.8	9.2	
2500 - 2999 .....	3.2	3.9	3.3	
3000 - 3999 .....	3.2	.8	3.1	
4000 - 4999 .....	.6	-	.6	
5000 - 5999 .....	.4	-	.4	
6000 + .....	.5	.8	.4	
Estimated Number of Families .....	28,100	1,300	29,400	
Average Earnings .....	\$ 1503.	\$ 1434.	\$ 1500.	

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS (City Proper)				
Amount \$	Percentage of Families			
	Owners	Tenants	Total	
0 - 499 .....	5.2	7.6	6.6	
500 - 999 .....	9.8	15.8	13.4	
1000 - 1499 .....	35.8	39.5	38.1	
1500 - 1999 .....	25.1	24.5	24.8	
2000 - 2499 .....	11.2	7.9	9.2	
2500 - 2999 .....	5.2	1.9	3.2	
3000 - 3999 .....	5.2	1.9	3.2	
4000 - 4999 .....	1.0	.3	.6	
5000 - 5999 .....	.8	.2	.4	
6000 + .....	.7	.4	.5	
Estimated Number of Families .....	12,400	15,700	28,100	
Average Earnings .....	\$ 1659.	\$ 1385.	\$ 1503.	

RELATION OF CROWDING TO EARNINGS OF HOUSEHOLD HEADS (City Proper)				
Amount \$	All Wage-Earner Families		Wage-Earner Households with less than 1 Room per Person	
	p.c.		p.c.	
0 - 499 .....	6.6		11.7	
500 - 999 .....	13.4		17.8	
1000 - 1499 .....	38.1		42.0	
1500 - 1999 .....	24.8		22.1	
2000 - 2499 .....	9.2		5.5	
2500 - 2999 .....	3.2		.6	
3000 - 3999 .....	3.2		-	
4000 - 4999 .....	.6		-	
5000 - 5999 .....	.4		-	
6000 + .....	.5		.3	
Average Earnings .....	\$ 1,503		\$ 1,234	

## HAMILTON HOUSING MAPS

The usefulness of housing census maps depends upon a clear understanding of the material they represent, and the method of presentation. These maps have not the precision of material obtained from a complete survey; as already noted, they have been based upon records from every tenth wage-earner household in the area. Census sub-divisions are the smallest unit available for analysis of housing census data. These areas generally include several blocks grouped without regard to housing conditions, so that the boundaries of conditions indicated are likely to be approximate.

The shading of the maps is based upon certain characteristics of wage-earner families in each area. Wage-earner families, i.e., those whose chief bread winner receives a salary, wages upon a rate or piece-work basis, or works upon a commission basis, usually form a preponderant proportion of all households. These families will ordinarily live in homes commensurate with the income they receive. The fourth map is of special significance since it indicates the proportion of wage-earner households in each sub-district. Other maps should be studied in relation to this one, and to the map showing population density which is based on the total population regardless of household type.

Considerable proportions of any large city are non-residential, and the character of adjacent residential areas is influenced by the land use of these non-residential sections. A distinction has been made, therefore, between sections which are primarily residential, non-residential, and parks and non-occupied areas. The population density map shows that many people live in non-residential areas. Land marked as park areas may not represent formal parks, but also includes play fields and extensive open space around institutions such as hospitals, convents, etc.

### Comment on Individual Maps

1. Reference Map - This map has been prepared to show transportation routes, and the location of primary schools, both of which have a direct bearing upon the housing problem. Names of some of the principal streets have been listed for reference purposes.
2. Population Density - Each dot represents 50 persons. There is no significance in the exact position of the dots, but the total number within a sub-district is significant, and serves to indicate clearly the congested areas, and the more sparsely populated areas.
3. Proportion of Wage-Earner Households - Since all subsequent maps are based only upon records for wage-earner households, it is important to have a correct impression of the proportions of wage-earner households in each area. Wage-earner households comprise at least 40 p.c. of the total in almost all Hamilton residential areas.
4. Crowding - Study of this map particularly in relation to population density, and the occurrence of two or more family households is suggested. Any household with less than one room per person is considered to be crowded. For example, 4 persons in a 4-room dwelling would have to sleep two to a room in order to have a kitchen and one other room free for living purposes; another person in this home would produce crowding in either sleeping or living space.
5. Households with Two or More Families - Two or more families living in a dwelling originally meant for one family represents an unsatisfactory housing condition, which may be due either to poverty or lack of space. It is not uncommon for single families to have sufficient means to provide for a small, low rent dwelling without being able to secure one. Their only alternative is to share a higher rent dwelling with another family.
6. Prevailing Family Earnings Levels - Family earnings are closely related to housing and living standards. Family earnings include the total annual earnings of all members of private families, but exclude those of lodgers or domestics. Rent from boarders or lodgers is not counted as earnings. In households of two or more families, only the earnings of the principal family are counted, all sub-tenant family earnings being excluded. (See definition of wage-earner.)

7. Levels of Housing and Living Conveniences - Accurate criteria for judging the quality of housing accommodation are extremely difficult to determine. This map has been based on information about the dwelling and about living conveniences available to the household. The large number of factors employed has necessitated a complicated system of combinations in order to allocate all dwellings into six groups. The reasonableness of this grouping, however, is supported by the close relationship between this map and the previous one based on family earnings. Factors considered in establishing the six groups were: condition of external repair, plumbing facilities, electric lighting, cooking and refrigeration facilities, vacuum cleaner, telephone and automobile.

Group 1 includes nothing but dwellings which are almost certainly below acceptable housing standards. All such dwellings were defective either with regard to condition of repair or plumbing, and occupant households possessed none of the usual city conveniences such as electric or gas cooking stoves, or refrigerators; neither had they vacuum cleaners, telephones, or automobiles. Group 2 was only slightly better, including many buildings in need of repair, or without standard plumbing, but with a few conveniences. Groups 3, 4 and 5 are similar, but not until Group 5 is reached, are dwellings always satisfactory so far as external repairs and plumbing are concerned, although many households in Groups 3 and 4 have most of the conveniences noted above. Group 6 has all conveniences, satisfactory condition of repair, and standard plumbing. Family earnings averages in Ontario for the six levels of housing and living conveniences were as follows in 1941.

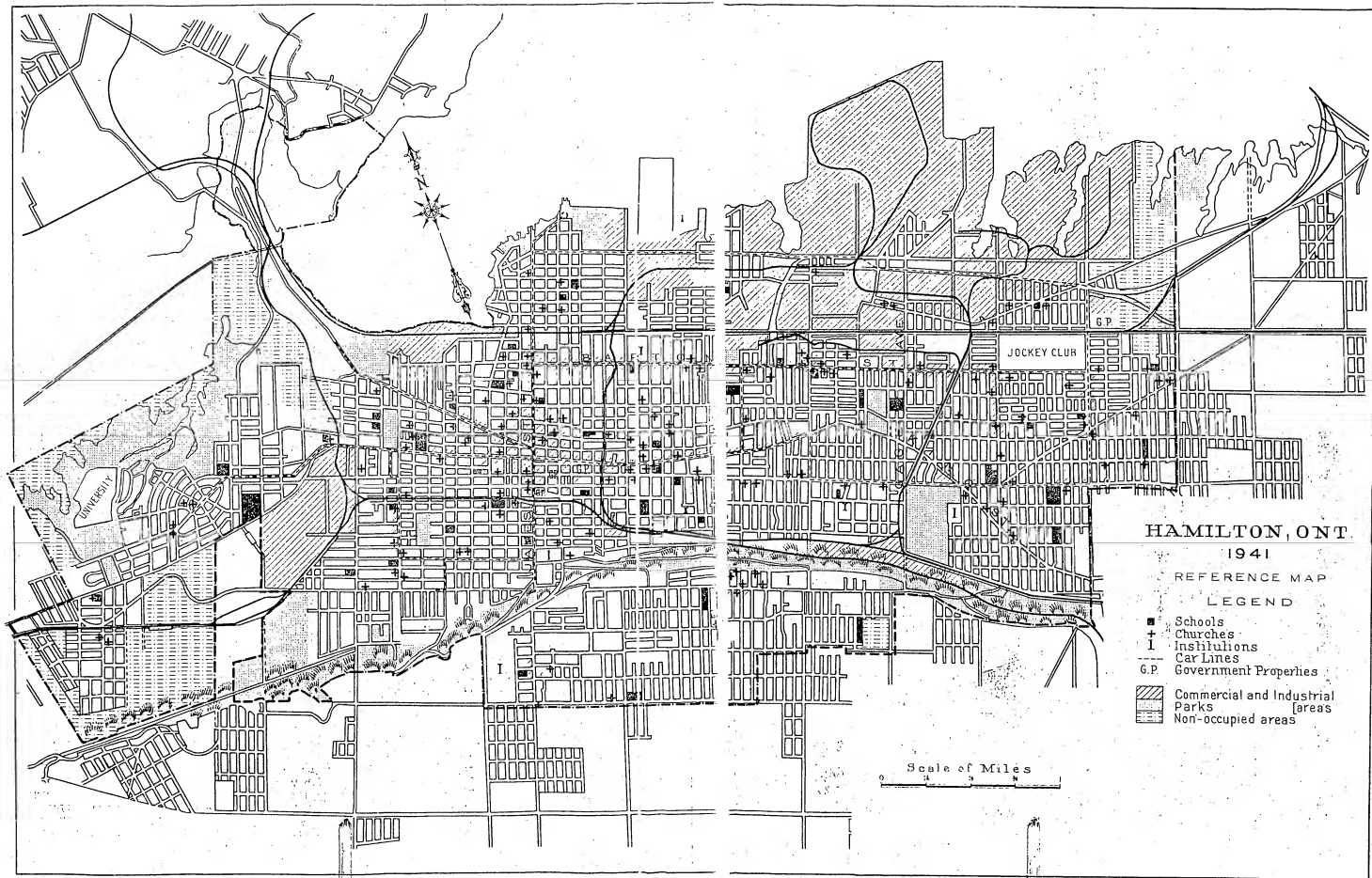
	\$		\$
Level 1 .....	1,083	Level 4 .....	1,708
" 2 .....	1,200	" 5 .....	1,832
" 3 .....	1,454	" 6 .....	2,497

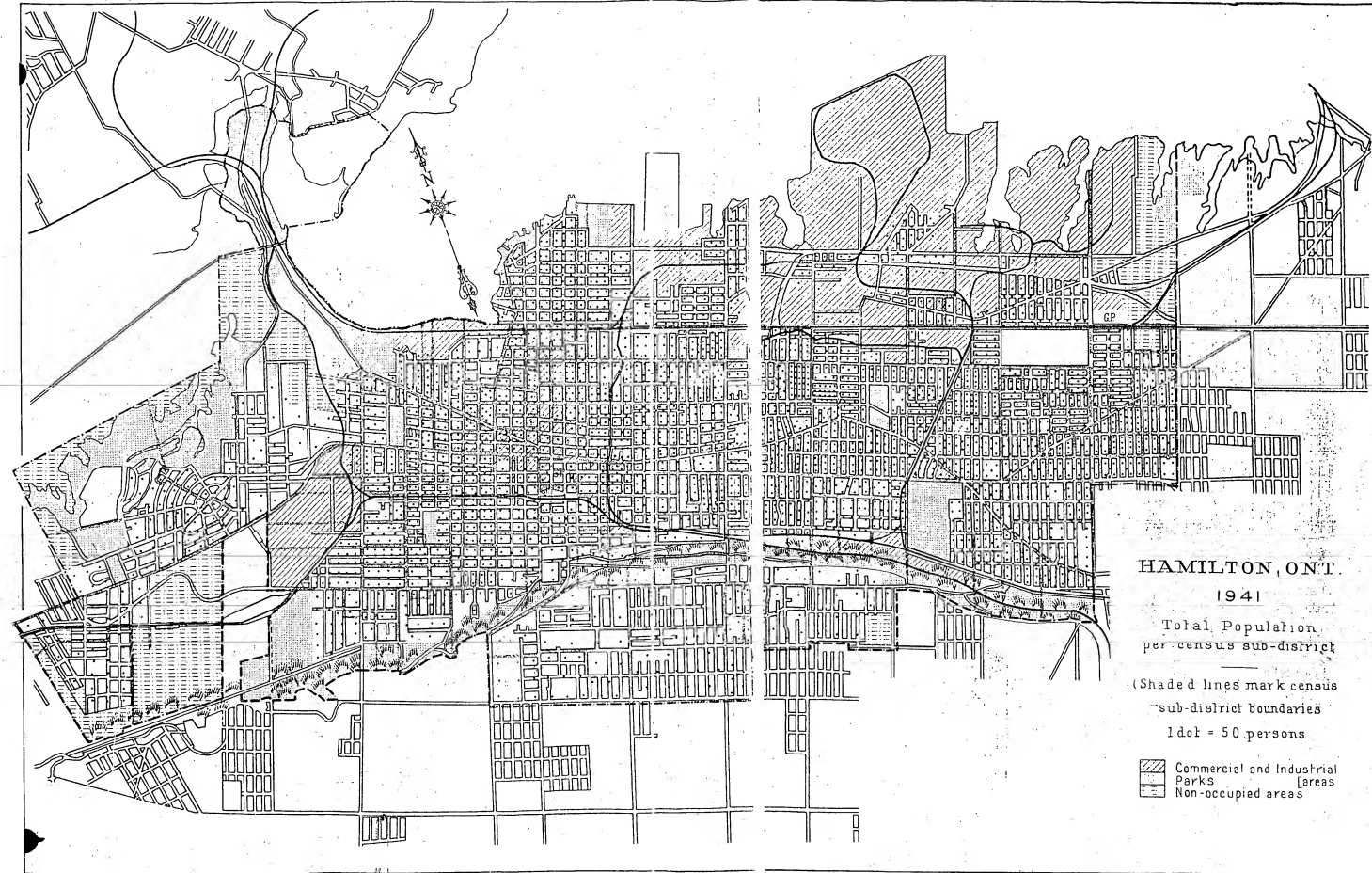
8. Low Rent Dwellings - This map shows the proportion of dwellings in each area renting for less than \$20 a month. Such dwellings are most prevalent in crowded areas with low levels of housing and conveniences.

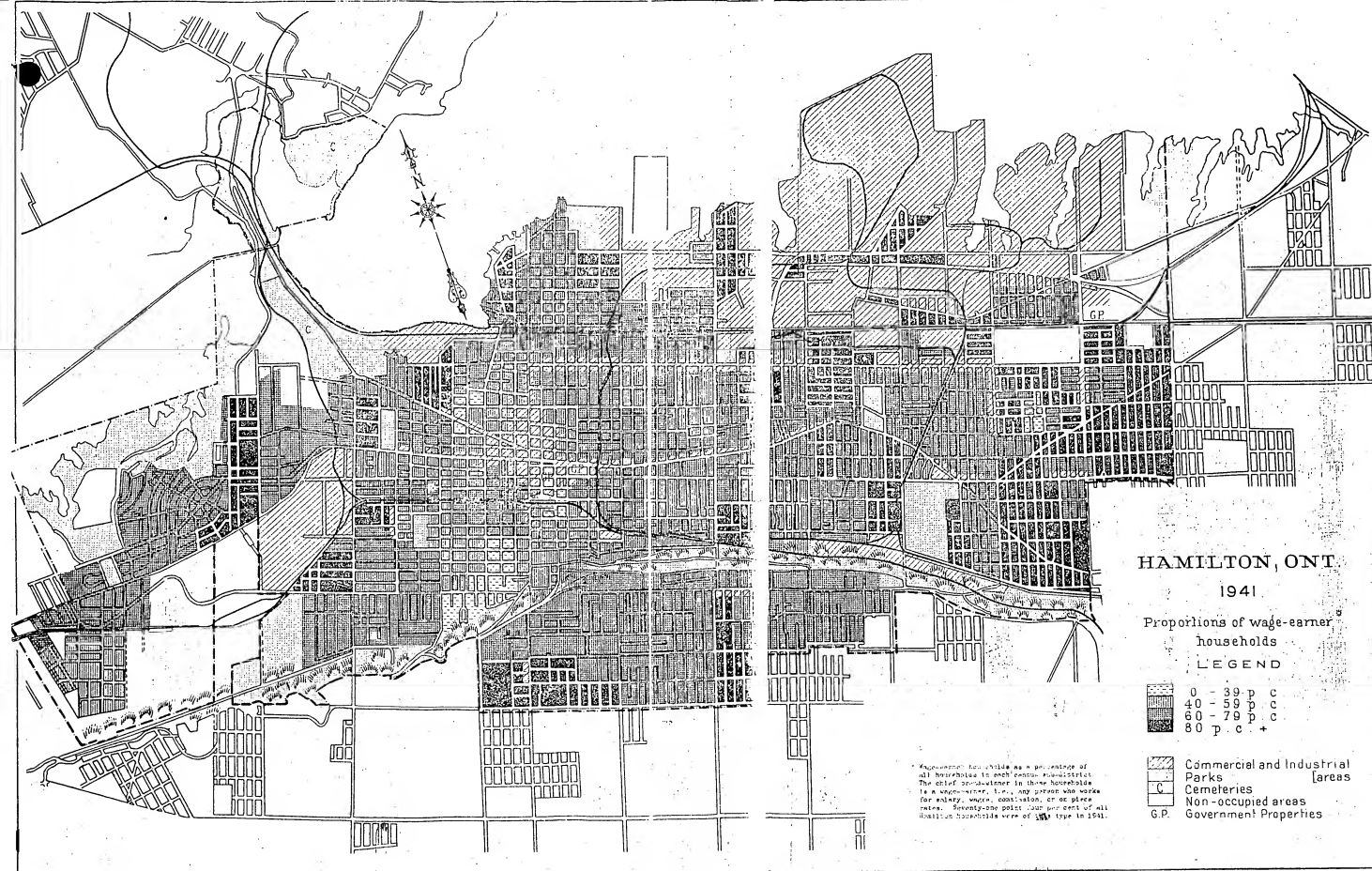
9. Owner-Occupied Homes - This map may be used for two purposes. The shading for tenant-dwellings would be roughly reversed from that shown for owner-occupied dwellings. Tenure, earnings, and standard maps show generally similar patterns.

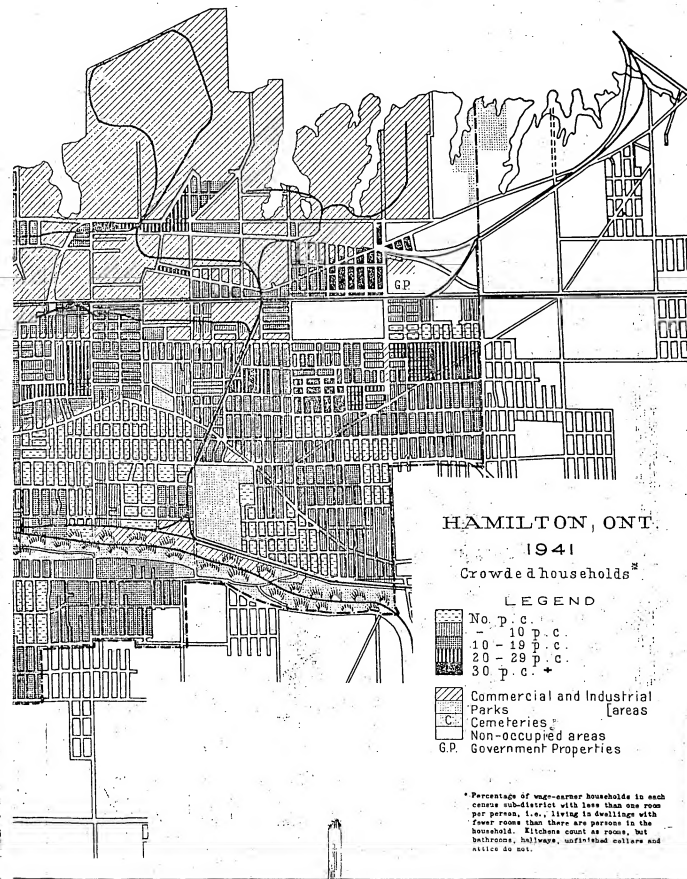
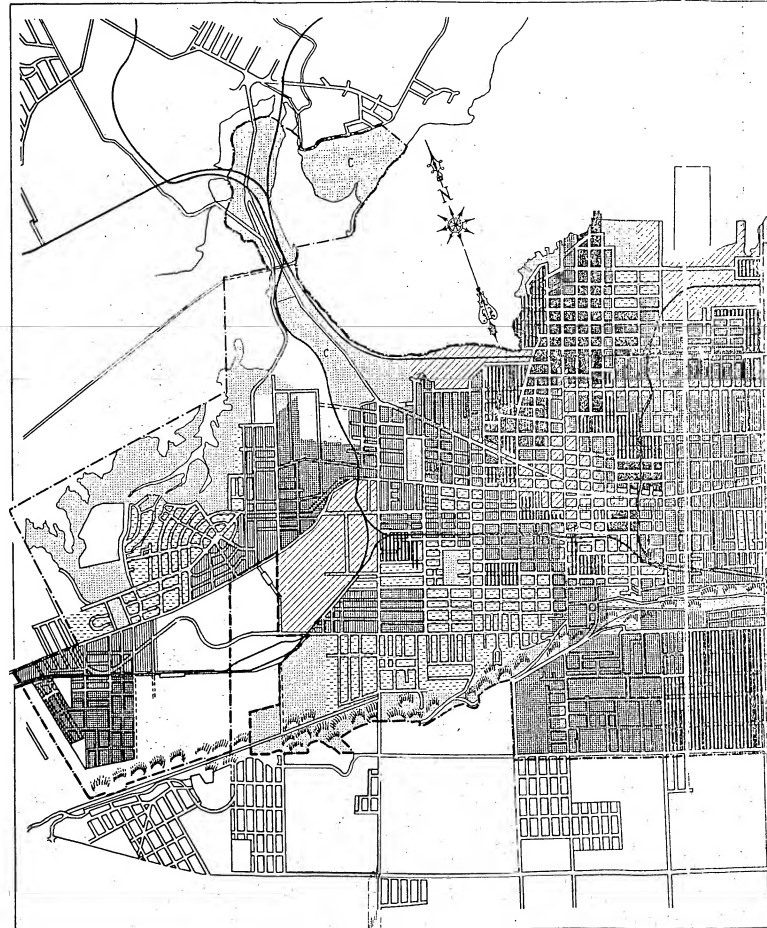
#### Definitions for Statistical Tables

1. Dwelling - The dwelling may be considered as the home of the household. It must be structurally separate but may be a single house, apartment, one section of a semi-detached house, etc.. Dwelling, dwelling unit, and home are used interchangeably.
2. Household - For purposes of housing analysis, all persons sleeping in a dwelling unit are considered as members of the same household. The housing census household, therefore, is a broader unit than the household as defined by a population census. The latter considers a household to be a person or group of persons living as a separate house-keeping unit. The housing census household adds to this, the multiple family groups in which each one maintains separate living and eating quarters in the same dwelling. Two or more families may live this way in a single house which has not been partitioned off into flats or apartments.
3. Family Earnings - This term is applied to the total wages received in the year ending June 2, 1941, by parents and children of private families whose head is a wage-earner. Averages of family earnings give a useful index of income levels in urban areas, since families of this type comprise nearly 70 p.c. of all urban households. It will be noted that family earnings exclude the income of lodgers and servants living with wage-earner families, and that the sum of family wages may be something less than the total of family income from all sources. The latter difference is usually small.
4. Value of Homes - This is the owner's estimate of the market value of the home on June 2, 1941.
5. External Repairs - Enumerators were asked to consider the following defects under the heading of external repairs: (1) cracked or leaning exterior walls; (2) shingled roofs with warped or missing shingles; (3) chimneys cracked or with missing bricks; and (4) unsafe outside steps or stairways.
6. Homenaker - A woman responsible for the domestic management of a home, but not receiving salary or wages.

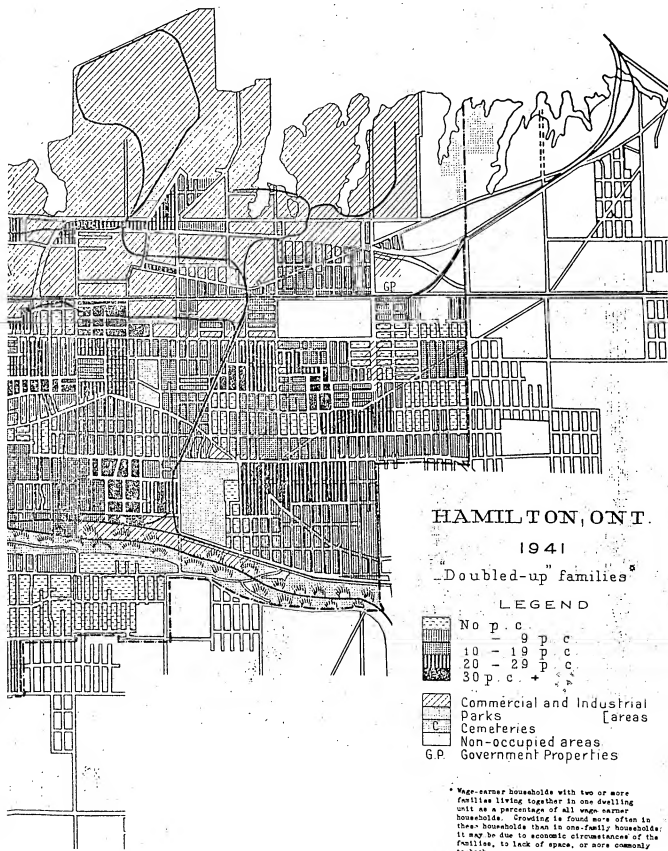
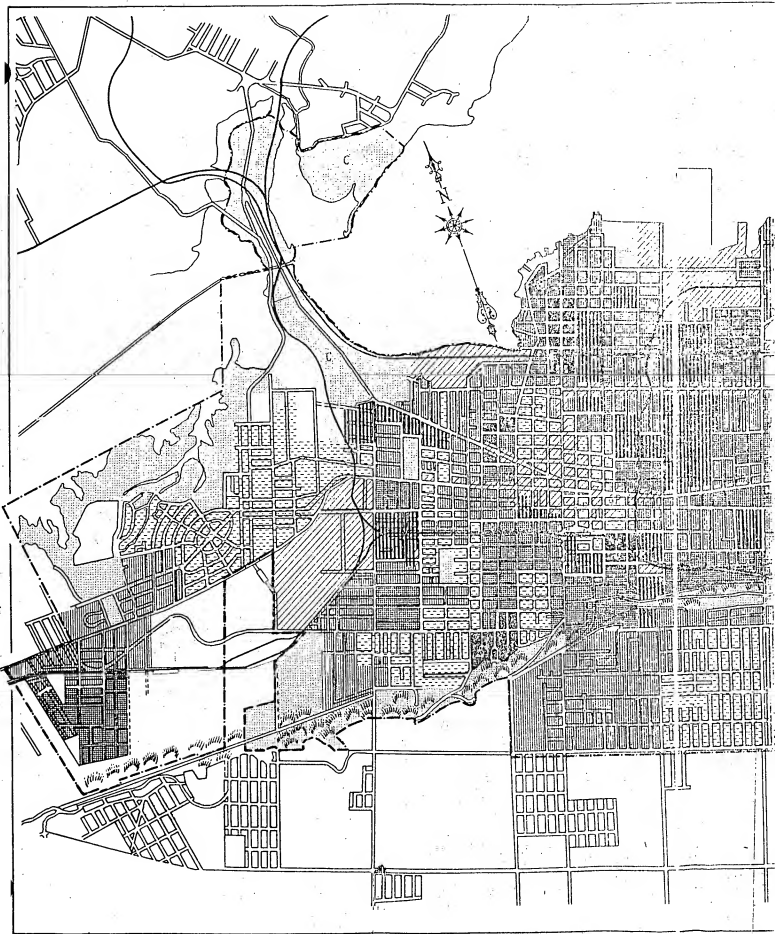












# HAMILTON, ONT.

1941

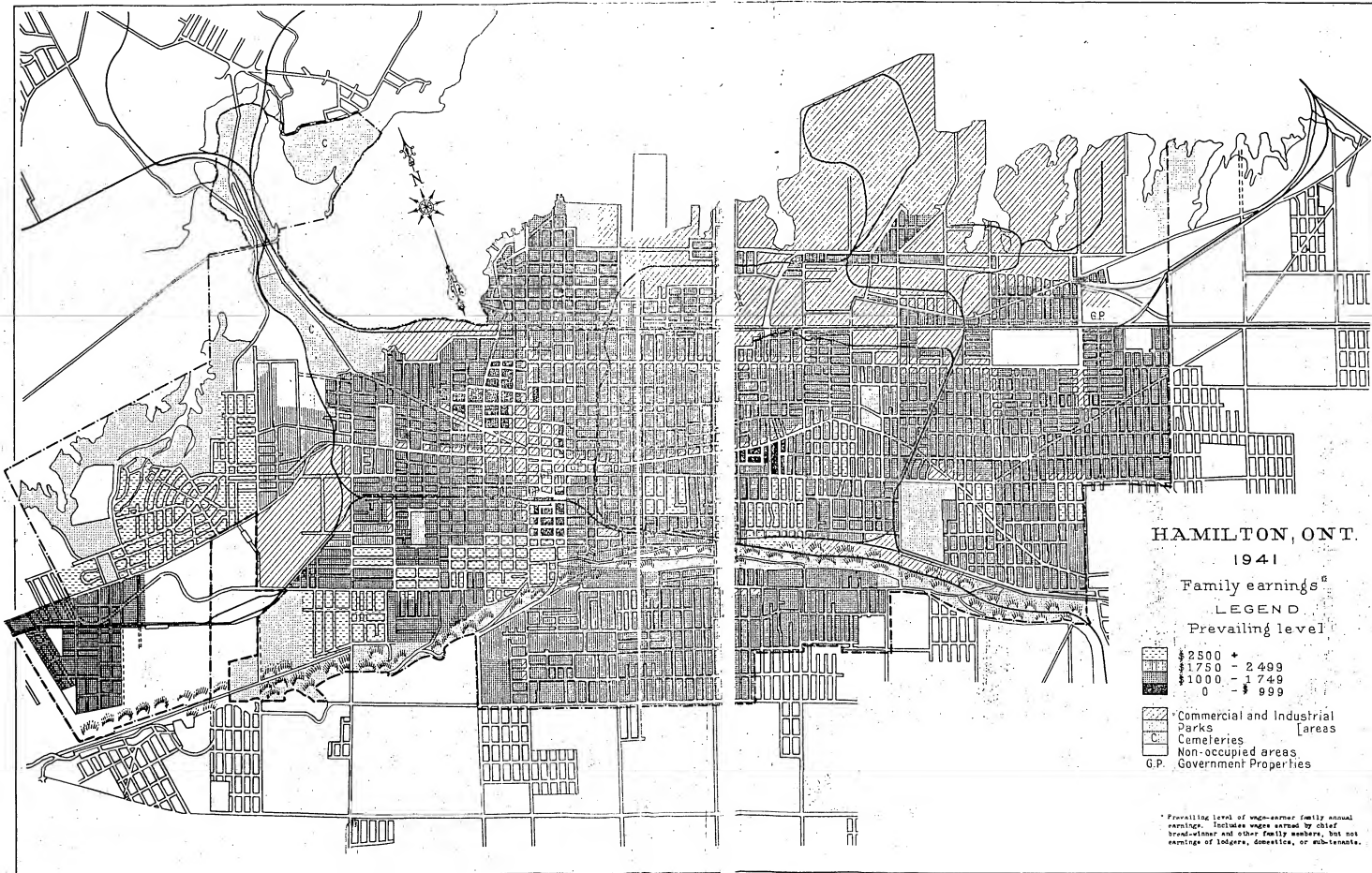
"Doubled-up" families\*

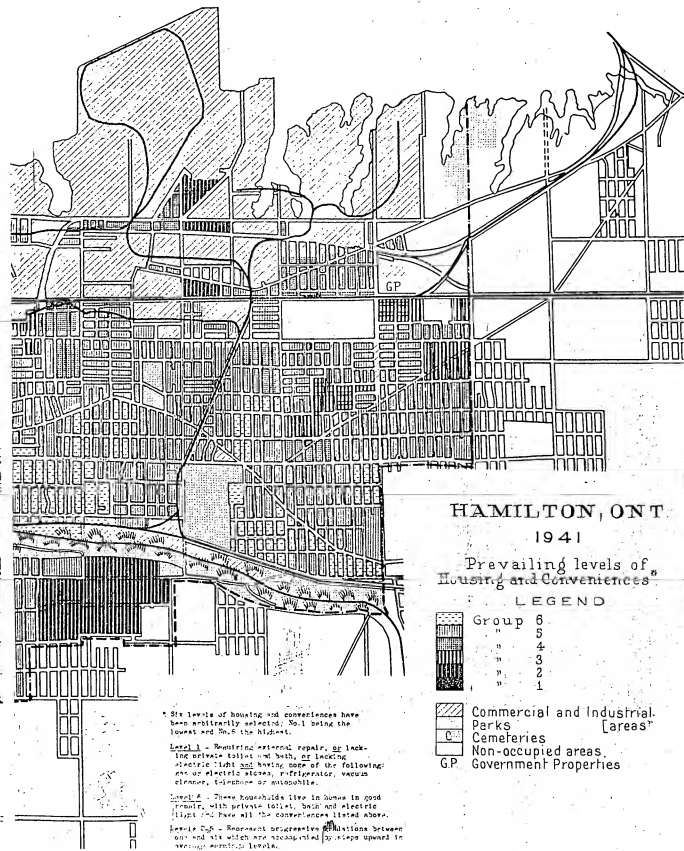
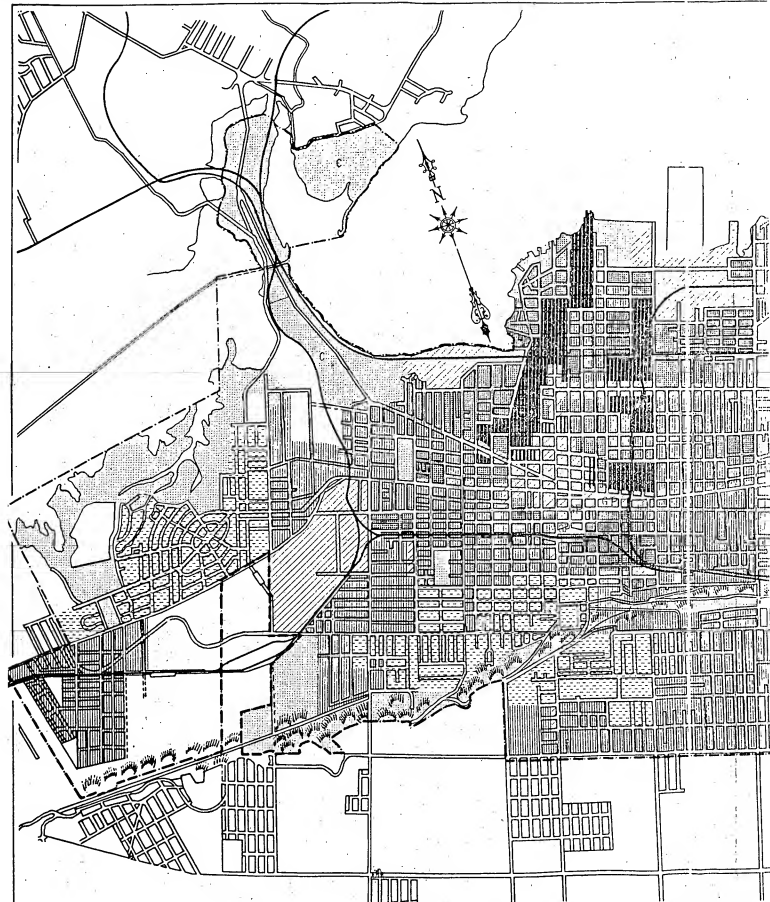
## LEGEND

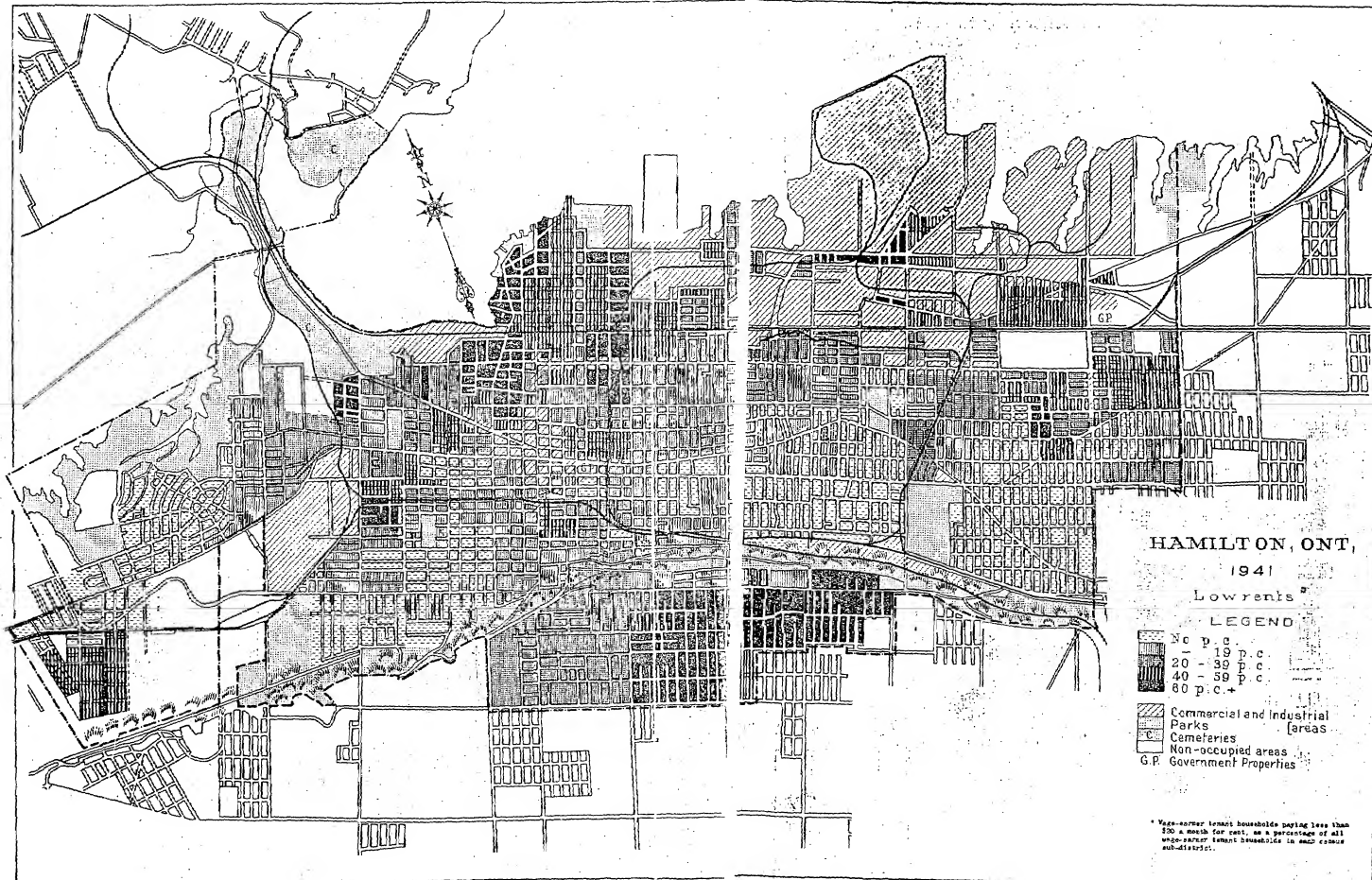
No p. c.	9 p. c.
10 - 19 p. c.	20 - 29 p. c.
20 - 29 p. c.	30 p. c. +

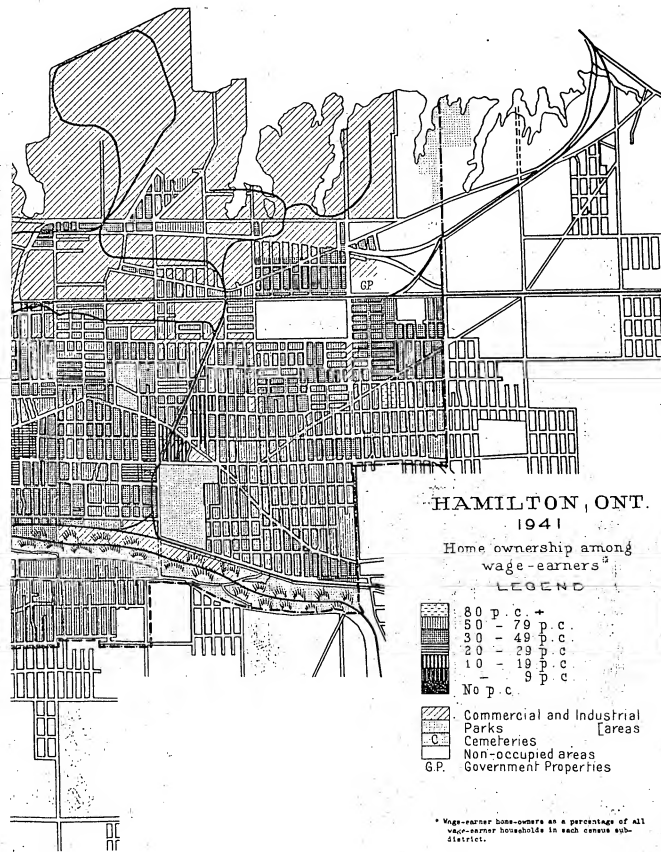
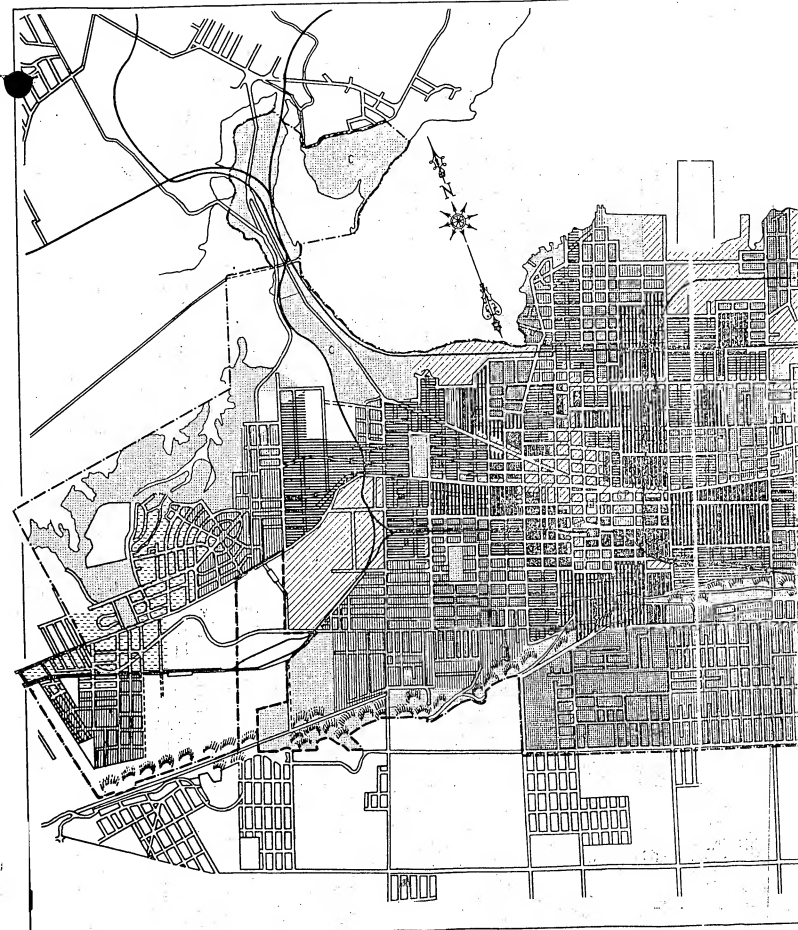
- Commercial and Industrial Parks [Areas]
- Cemeteries
- Non-occupied Areas
- G.P. Government Properties

\* Wage-earner households with two or more families living together in one dwelling unit as a percentage of all wage-earner households. Crowding is found more often in these households than in one-family households; it may be due to economic circumstances of the families, to lack of space, or more commonly to both.









# HAMILTON, ONT. 1941

Home ownership among  
wage-earners<sup>a</sup>

## LEGEND

	80 p. c. +
	50 - 79 p. c.
	30 - 49 p. c.
	20 - 29 p. c.
	10 - 19 p. c.
	5 p. c.
	No p. c.
	Commercial and Industrial Parks [areas]
	Cemeteries
	Non-occupied areas
	G.P. Government Properties

<sup>a</sup> Wage-earner home-ownership as a percentage of all wage-earner households in each census sub-district.

Statistics Canada Library  
Bibliothèque Statistique Canada



1010020039